

REQUEST FOR QUALIFICATIONS AND PROPOSALS

19-ACRE MIXED-USE SITE – HAMPTON, VIRGINIA

NOTIFICATION OF EXTENSION OF DEADLINE FOR RESPONSES

This serves as official notification that the deadline for responses to
Request for Proposal 9301-D has been extended to
4:00 PM on Wednesday, February 22, 2006.

For RFP/RFQ Package visit www.hamptonva.biz
under Interesting Topics.

For additional information contact Kathy Grook at
(757) 728-5145 or kgrook@hampton.gov

DEVELOPMENT OPPORTUNITY

REQUEST FOR QUALIFICATIONS AND CONCEPT PROPOSALS

MIXED-USE HOTEL, RETAIL AND RESIDENTIAL

**PRIME 19-ACRE SITE LOCATED IN THE CENTER OF
THE HAMPTON ROADS REGION OF VIRGINIA**

IMMEDIATELY ADJACENT TO I-64 AT THE INTERSECTION OF I-664

**LOCATED NEXT TO THE HAMPTON COLISEUM AND THE
HAMPTON ROADS CONVENTION CENTER**

**PART OF A MASTER PLANNED DISTRICT WITH OVER
\$1.5 BILLION IN RECENT OR PLANNED INVESTMENT**

**SURROUNDED BY A THRIVING COMMERCIAL DISTRICT INCLUDING RETAIL,
ENTERTAINMENT, HOTELS, MEDICAL COMPLEXES AND OFFICE PARKS**



HAMPTON VIRGINIA

Where the best invest...



Will you be next?



Bass Pro Shops Outdoor World



John Q. Hammons
Embassy Suites Hotel



The Cordish Company
The Power Plant of Hampton Roads



L.M. Sandler & Sons
H2O Residential Community

Join the Best...

John Q. Hammons Hotels
Bass Pro Shops
The Cordish Company
Mall Properties, Inc.
Steiner + Associates, Inc.
LTD Management Co., Inc.
L.M. Sandler & Sons, Inc.
Collins Enterprises, LLC
Sentara Health Care
Riverside Health System
Hampton University
Craig Davis Properties



Sentara Careplex/Hospital

The Best Invest in Hampton, Virginia

Dear Development Professional:

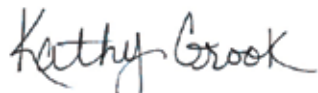
On behalf of the City of Hampton, I would like to invite you to join the team of qualified developers who have chosen to invest in Hampton. The 19-acre site for which we are soliciting interest, is located in Coliseum Central, Hampton's central business district. Within this district alone, over \$ 1.5 billion in investment is completed or planned between 2003 and 2008. This does not include investments in other areas of Hampton also under redevelopment.

Following is some of the key information on this site:

Location:	Located on I-64 in the center of the Hampton Roads region, between the tourist destinations of Williamsburg and Virginia Beach.
Site:	Approximately 19 acres with interstate and lake frontage.
Proposed Use:	A mixed-use development to include a full-service hotel, entertainment, restaurants, specialty retail and residential.
Traffic Count:	140,000-170,000 VPD at the intersection of I-64 and Mercury Boulevard.
Other Attributes:	<p>Immediately adjacent to the Hampton Coliseum and the new Hampton Roads Convention Center and Embassy Suites Hotel.</p> <p>Within walking distance of Bass Pro Shops Outdoor World and the 516-unit H2O residential community being developed by L. M. Sandler & Sons.</p>

Enclosed is the detail on our RFQ/RFP process. I hope you will "join the best" in Hampton, Virginia, by considering this exciting development opportunity.

Best regards,



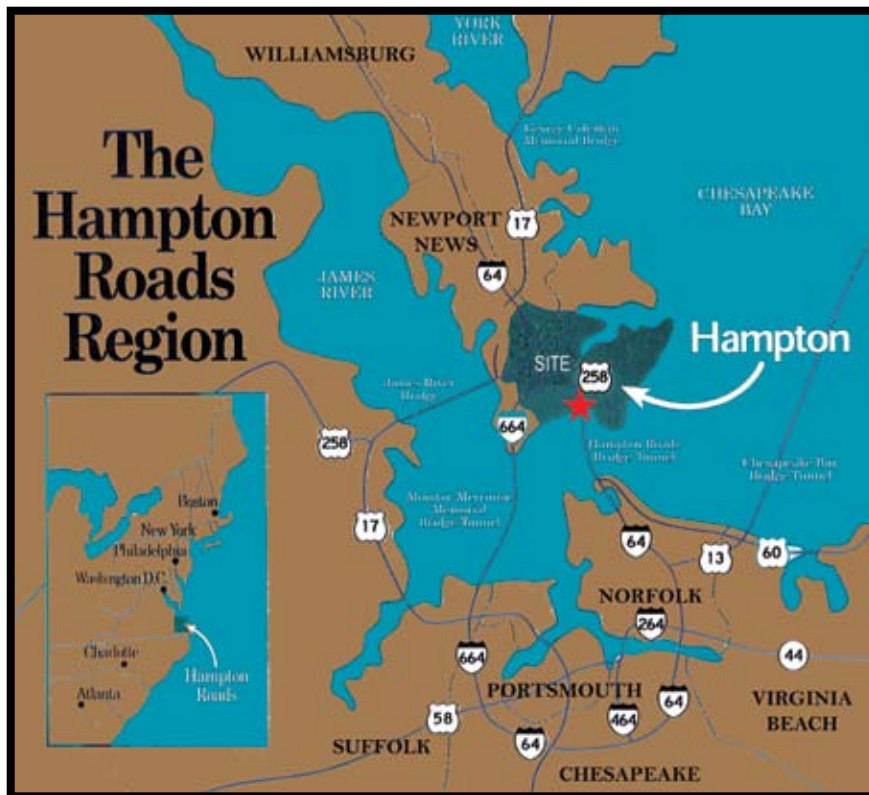
Kathy Grook
Senior Development Manager
Hampton Economic Development

The Best Invest in Hampton, Virginia

Hampton is emerging as one of the hottest development spots on the East Coast.

Smart developers are seeing this area as an outstanding investment opportunity because of its many strengths.

Location, Location, Location



- Located in the center of the Hampton Roads region of Virginia, between the major tourist destinations of Virginia Beach and Williamsburg.
- Superb interstate access, with 140,000-170,000 VPD.
- I-64 runs through Hampton, connecting to the Hampton Roads Beltway/I-664 and to Washington, D.C. via I-95.
- Approximately 75% of the 7 million visitors to the Outer Banks, NC drive from the northeast by this site.

Market Strengths

- Population of 1.6 million
- 31st largest MSA
- Largest MSA between Washington, DC and Atlanta
- Visitor market of 8.4 million
- Largest Naval Base in the world
- Second largest port on the East Coast
- Two international airports
- Hidden labor market of military retirees
- High quality of life and low cost of living

The Best Invest in Hampton, Virginia

Over \$1.5 billion in investment is completed or planned between 2003 and 2008...

Bass Pro Shops Outdoor World

Bass Pro Shops- Springfield, MO



One of the most successful lifestyle retailers and tourist destinations in the country, Bass Pro Shops is the #1 tourist destination in their home State of Missouri and all of their stores attract customers from hundreds of miles away.

***Hampton's Bass Pro Shops** opened in November 2004 as an anchor to The Power Plant of Hampton Roads. The Hampton store attracts 1.5 – 2 million visitors per year and has stimulated extensive spin-off development.*

The Power Plant of Hampton Roads

The Cordish Company – Baltimore, MD

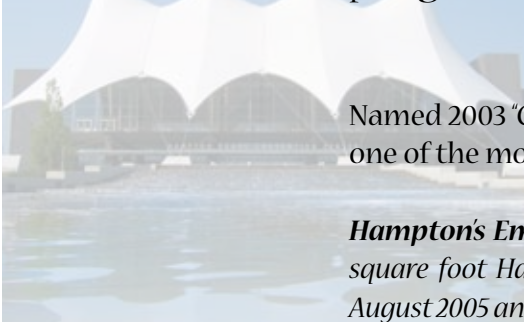


One of the country's leading and most respected developers of entertainment projects in the United States, Cordish has won an unprecedented five Urban Land Institute Awards of Excellence, the highest possible national award for excellence in development.

***The Power Plant of Hampton Roads** is named after Cordish's signature project—The Power Plant, Baltimore. This lifestyle, retail entertainment center is anchored by Bass Pro Shops, and a restaurant and entertainment district which surrounds an eight-acre lake and has become one of Hampton Roads premier nightlife destinations.*

Embassy Suites Convention Headquarters Hotel

John Q. Hammons – Springfield, MO



Named 2003 "Corporate Hotelier of the World" by *Hotels* magazine, John Q. Hammons is one of the most respected hotel developers in the country and a true industry icon.

***Hampton's Embassy Suites** serves as the convention headquarters hotel for the new 344,000 square foot Hampton Roads Convention Center. This 295-room, full service hotel opened in August 2005 and has the superior features of a John Q. Hammons development.*

The Best Invest in Hampton, Virginia

Over **\$1.5 billion** in investment is completed or planned between 2003 and 2008...

Mall Properties, Inc. – New York, NY and **Steiner+Associates** – Columbus, OH

Mall Properties, a New York City based developer, has a long-term relationship in Hampton, where they have owned and managed Coliseum Mall and other Hampton properties for thirty-three years. Steiner+Associates will be partnering with Mall Properties to redevelop Coliseum Mall into a town center concept. Steiner is best known for the development and management of Easton Town Center, in Columbus, Ohio.

The proposed Peninsula Town Center entails the complete redevelopment of Coliseum Mall into a mixed-use town center that will include retail, restaurants, entertainment, residential, office and hotel development. This will be the largest private investment in Hampton's history and will be Hampton Roads' premier shopping, dining and entertainment destination.

L. M. Sandler & Sons, LLC – Virginia Beach, VA

L.M. Sandler & Sons has been creating residential communities of distinction for over 20 years. Sandler has developed or is currently developing over 80 communities along the East Coast and is known for their development of single-family and cutting-edge multi-family urban communities.

Sandler's H2O residential community is immediately adjacent to the Hampton Coliseum and will offer 516 for-sale condominium flats, town homes and "stacked" town homes—a new product to Hampton Roads. Enhanced streetscapes, distinctive water features, a waterfront linear park, a unique urban setting and immediate interstate access will set this community apart.

Hampton, Virginia - a World Class Medical Hub

Sentara Medical Campus - a state-of-the-art acute care facility that opened in 2002 and recently expanded to include a 100,000 square foot expansion of Class A medical office space. A second expansion of a 73,000 square foot medical office building, bank, and hotel is planned.

Riverside Ambulatory Care Center – a recently announced 86,000 square foot medical office complex with future expansion plans of up to 170,000 square feet.

Hampton University Proton Beam Cancer Treatment Center - this state-of-the-art facility will be one of only a few in the country and will put Hampton on the map as a world class medical destination.

Hampton, Virginia - the Research Center of Hampton Roads

National Institute of Aerospace – opened in 2005 - a research and graduate education institution representing a consortium of nine universities, established to serve as a collaborative partner for NASA Langley Research Center

Air Force Command and Control and Intelligence, Surveillance and Reconnaissance Center - This recently announced \$18 million center will research, test and field the technologies that will revolutionize the Air Force and the battlefield of tomorrow.

PROCUREMENT OFFICE

Division of Finance

Community, Municipal Services/Education

1 Franklin Street, Suite 345, Hampton, VA 23669-3570

Phone: (757) 727-2200 Fax: (757) 727- 2207

January 17, 2006

RE: RFP 9301-D

19- Acre Mixed Use Site Hampton, VA

Addendum 1

Dear Ladies and Gentlemen:

This addendum is being issued to extend the RFP opening date to **4:00pm on Wednesday, February 22, 2006.**

All other requirements remain the same.

Sincerely,
For the City of Hampton

A handwritten signature in cursive script that reads "Doris McRae".

Doris McRae
Buyer

PROCUREMENT OFFICE

Division of Finance

Community, Municipal Services/Education

1 Franklin Street, Suite 345, Hampton, VA 23669-3570

Phone: (757) 727-2200

Fax: (757) 727-2207

December 16, 2006

Re: Request for Proposal 9301-D

Gentlemen/Ladies:

The Director of Finance or his designated representative, on behalf of the City of Hampton, will accept written responses in the Procurement Office at 1 Franklin Street, Suite 345, Hampton, Virginia, 23669-3570 until **4:00PM** sharp local time, **Friday, January 27, 2006** at which time they will be opened and read aloud for the following:

REQUEST FOR QUALIFICATIONS/PROPOSALS MIXED-USE DEVELOPMENT

The city of Hampton is soliciting a qualified development team for a 19 acre mixed-use project to include a full-service hotel, retail and residential. This project is located on prime interstate site in the Hampton Roads region of Virginia.

Legal requirements mandate that responses to this solicitation be submitted sealed. Therefore FAX responses shall not be accepted.

Any previous submittals, offers, price given, either orally or written, can not be accepted as a response to this formal solicitation. To insure fair and equal consideration of your response, if you wish to compete, please reply to this request.

Response must be submitted with TEN (10) originals of all materials.

All forms relating to this solicitation are attached or may be obtained from the Procurement Office, 1 Franklin St., Hampton, VA.

While cost is important it will not be the only consideration in the contractor selection process. Equally important will be past experience and past performance with similar projects, ability to focus attention on this project and the necessary relationships to develop a quality project. Evaluation shall be in accordance with the State of Virginia Public Procurement Act and the Code of the City of Hampton, Virginia, using stated criteria.

Public announcement of the decision to award this contract shall be issued in written form distributed to all responsive participants via facsimile transmission, using the

offeror's number provided on the formal response form. Public records shall be available for inspection from the date of the public announcement.

It is the policy of the City of Hampton, Virginia to facilitate the establishment, preservation, and strengthening of small businesses and businesses owned by women and minorities and to encourage their participation in the cities procurement activities.

Toward that end the City of Hampton, Virginia encourages these firms to compete and encourages non-minority firms to provide for the participation of small businesses and businesses owned by women and minorities through partnerships joint ventures, sub-contracts, and other contractual opportunities.

City of Hampton reserve(s) the right to reject any and all responses, to make awards in whole or in part, and to waive any informalities in submittals.

Yours truly,
FOR CITY OF HAMPTON

Doris McRae
Buyer

Request for Qualifications and Preliminary Concept Proposals
Mixed-Use Hotel/Retail/Residential Project
Hampton, Virginia

Introduction

The City of Hampton, Virginia is soliciting qualifications and preliminary concept proposals from interested parties, for the development of a mixed-use project, on approximately 19 acres located in the Coliseum Central District of Hampton, Virginia. This site is immediately adjacent to Interstate 64 at the intersection of I-64 and I-664 and across from the new 344,000 square foot Hampton Roads Convention Center and Embassy Suites Convention Headquarters Hotel.

Hampton is located in southeastern Virginia, at the mouth of the Chesapeake Bay. This community is situated in the center of the Hampton Roads metropolitan area with 1.6 million residents. Hampton Roads is the 31st largest MSA in the country and the largest MSA between Washington, DC and Atlanta.

The Hampton Roads region has an exceptionally strong visitor market of 8.4 million visitors annually. The proposed site is located between the tourist destinations of Virginia Beach and Williamsburg. Visitors and residents move easily from north to south and vice versa, passing by the site on I-64. In addition, approximately 75% of the 7 million annual visitors to the Outer Banks, North Carolina drive from the north by this site.

Background Information

The City Of Hampton has recently initiated master planning efforts for six areas of the city, including Coliseum Central, the area where this site is located. These efforts are being lead by Urban Design Associates of Pittsburgh, a firm well known for their urban design and planning expertise. The Coliseum Central Master Plan was adopted in September 2004 and implementation is well underway for 7 major development nodes.

Coliseum Central is considered Hampton's central business district and the City's largest generator of tax revenue, with taxable retail sales of \$566 million. In 1996, the property owners and City joined together in a public-private partnership to form a business improvement district (BID). The BID represents approximately \$600 million in commercial property values.

This public-private partnership has been a tremendous success, with over \$1.5 billion in investment planned in Coliseum Central for 2003 through 2008. Completed/planned development (described in more detail in the enclosed marketing package) includes:

1. The Power Plant of Hampton Roads – a lifestyle, retail entertainment center developed by The Cordish Company of Baltimore. This +/- 700,000 square foot center is anchored by Bass Pro Shops Outdoor World and a restaurant and entertainment district around an 8-acre lake.

Hampton, Virginia
RFQ/RFP
Page 2

2. The Hampton Roads Convention Center – a 344,000 square foot, state-of-the-art facility which opened in April 2005. Includes meeting rooms to accommodate 14,000 delegates, a 108,000 square foot exhibit hall, a 28,000 square foot grand ballroom and banquet seating for more than 2,000.
3. Embassy Suites Convention Headquarters Hotel – a 295-room full service hotel which opened in August 2005 and is developed and managed by industry icon John Q. Hammons.
4. *H2O* – an urban, waterfront residential community being developed by L.M. Sandler & Sons. To include 516 for-sale condominium flats, town homes and stacked town homes.
5. A world class medical hub including the 200-bed Sentara Careplex Hospital and medical office complex; the recently announced Riverside Ambulatory Care Center; and, the proposed Hampton University Proton Beam Cancer Treatment Facility—one of only a few in the country.
6. Peninsula Town Center – a proposed redevelopment of the existing 1-million square foot Coliseum Mall into a mixed-use town center. This is being jointly redeveloped by the current owners - Mall Properties and Steiner+Associates, known for their development of Easton Town Center.

See the enclosed attachments for a complete list of completed or proposed development in the Coliseum Central district of Hampton.

Project/Site Information

Project Name: Crossroads Mixed-Use Site - Hampton, Virginia

Location: The center of the Hampton Roads region of Virginia, at the crossroads of I-64 and I-664.

Size: Approximately 19 acres

Land Ownership: City of Hampton

Proposed Project Components: *

- Full service hotel - 250 – 300 rooms
- Restaurants, entertainment and specialty retail
- High-density residential and/or office space
- Structured parking

* Respondents may submit to develop the entire project or to develop only the retail portion of the project.

Adjacent Development:

- Hampton Roads Convention Center – 344,000 square feet
- Embassy Suites Convention Headquarters Hotel
- Hampton Coliseum – an award-winning 11,000 seat arena
- H2O Residential Community – 516-condo flats, town homes and stacked town homes (under development)
- A proposed linear park to include walking, biking and kayaking/canoeing trails that will run through the site and connect the natural waterways to the district's residential and commercial development. (under design)

Additional Information

The following information is enclosed:

- Aerial of the Coliseum Central Business District.
- Schematic site plan.
- Executive summary of the Coliseum Central Master Plan.
- List of Major Developments in the Coliseum Central area.

City Participation

It is the intent of the City to enter into a development agreement with the selected developer/s and to negotiate a sale or lease of the property to the developer/s. The City has developed; facilitated the development of; or, will participate in providing the following:

- The 344,000 square foot Hampton Roads Convention Center and Embassy Suites Convention Headquarters Hotel.
- Parking to accommodate the Hampton Roads Convention Center and the Hampton Coliseum.
- Public roads and infrastructure throughout the adjacent area.
- The *H2O* residential community and waterfront park.
- A linear park with walking, biking and canoeing/kayaking trails to extend along Newmarket Creek.
- Utilities brought to the site.
- A parking structure on the site (private/public funding to be negotiated).

Proposed RFQ/RFP Schedule

It is the intent of the City to review proposals, advance the most qualified respondents to the presentation/interview stage, and select a developer or development team with which to negotiate a contract. The City reserves the right to negotiate with more than one developer at the same time or to enter into exclusive negotiation for the development of the site, in accordance with the Code of Virginia.

Firms responding to this RFQ/RFP who are advanced to the next stage will be required to make an oral presentation of their proposal with participation by the designated key personnel. The City reserves the right to request clarification of information submitted and to request additional information from one or more applicants.

December 16, 2005	Request for Qualifications and Proposals advertised
January 27, 2006	Deadline for submissions
February 2, 2006	Respondents notified of decision to advance to interview stage
Week of February 6, 2006	Respondent interviews
February 10, 2006	Selection of firm/s for negotiation stage

Information to be Submitted by Developer

Respondents may submit a preliminary proposal to develop the entire site or to develop only the retail portion of the project.

Based on a review of materials submitted in response to this RFQ/RFP, the City reserves the right to reject all proposals. If no acceptable responses are received, the City reserves the right to reopen or leave open this process until an acceptable response is received.

It is the intent of the City to meet with developers to answer questions and conduct site tours throughout the proposal process. Site tours are encouraged and questions and requests for site tours should be addressed to Kathy Grook, Senior Development Manager, at (757)728-5145 or kgrook@hampton.gov.

Hampton, Virginia
RFQ/RFP
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All proposals in response to this offering must be submitted no later than 4:00 PM, January 27, 2006 to:

City of Hampton – Procurement Division
1 Franklin Street, Suite 345
Hampton, Virginia 23669
(757) 727-2200

Ten (10) original copies of the proposal are required. There is no limit on attachments that may be included; however, elaborate brochures and/or excessive promotional materials are not required or desired. Responding firms are responsible for their costs related to the project review and the preparation of response.

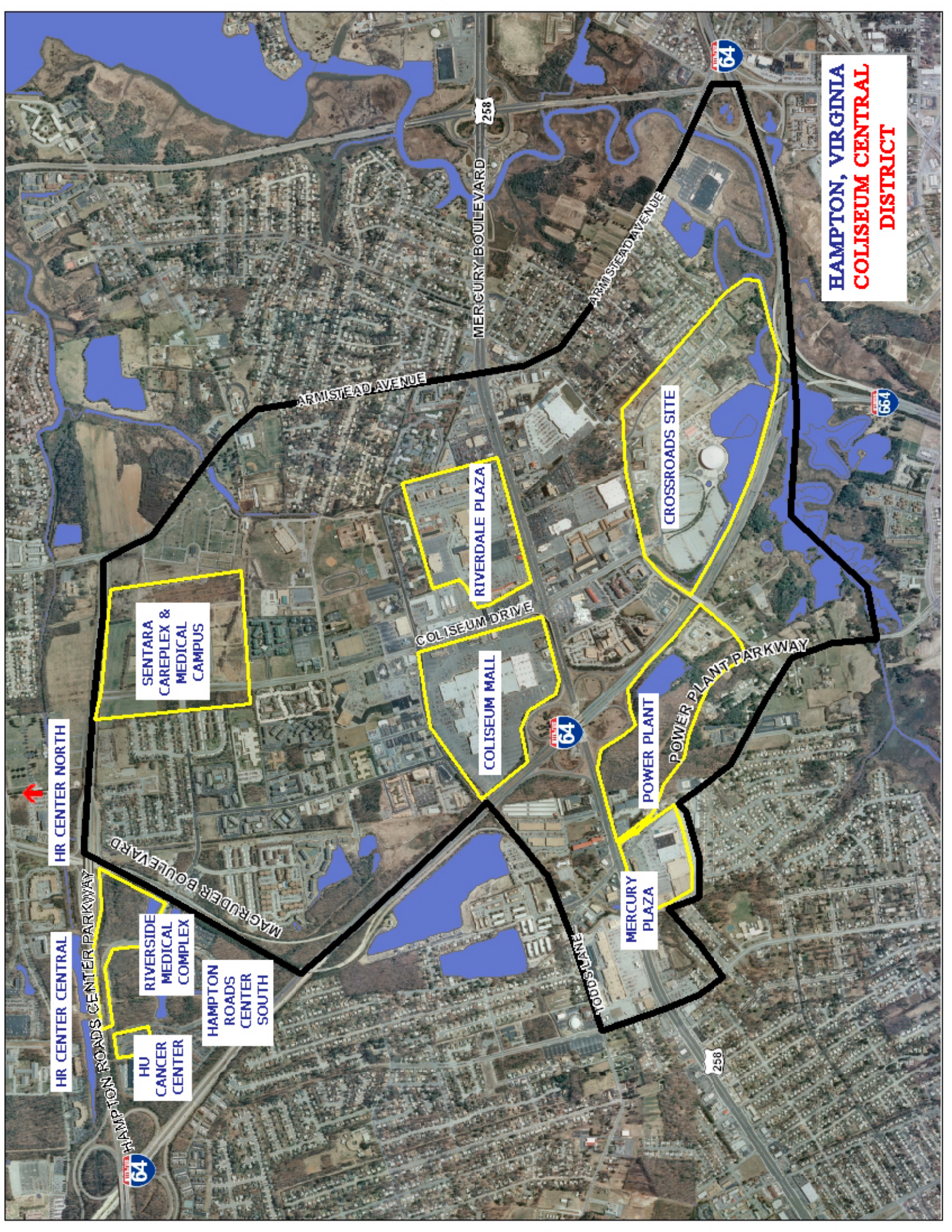
Firms are required to specifically address the following items with the format clearly identifying each subject area. If submitting a joint venture, include information for each firm.

1. Legal name, address, phone number, fax number, e-mail address and web site of firm/s submitting proposal.
2. Full name, title, phone number, fax number and e-mail address of individual to serve as the main contact for the firm/s submitting proposal.
3. Development Team – Identify each firm that will participate in this project and the role of each. Provide a list of key individuals who will be assigned to this project, their roles in the project and the resume of each key individual.
4. Organizational Information – Include a summary of each firm's organizational structure, size, history, length of time in business and areas of expertise which qualify the firm/s for this work.
5. Previous Experience – Provide a description of the previous experience of the firm/s and a list of similar projects in which the firm/s have participated, including the current status of the firm/s in each of these projects. Provide specific experience in each area of development for which you are proposing (hotel, retail, restaurant, entertainment, residential, office).
6. References – Provide names addresses and phone numbers for at least 3 public officials for similar projects in which the firm/s has participated.

7. Development Intent – State whether you are interested in developing the entire project or the retail component of the project only.
8. Preliminary Development Concept – Describe your preliminary vision for this site including the overall concept and the individual project components. Explain why you believe your vision would be successful in this location.
9. Hotel Flag – State the hotel flag/s that you will be considering if you are proposing to develop the entire project.
10. Financing Capability – State how you would propose to finance this project and give three financial references that can attest to the development team's ability to finance a project of this magnitude.

The proposing firm must specifically identify what it considers to be trade secret information and confidential commercial and financial information and must so mark the information. Information correctly identified shall not be made public except as may otherwise be permitted or required by law. The entire response may not be marked confidential.

Proposals will be evaluated by the City based on the developer's response to the preceding ten (10) areas. Selected developers will be advanced to the presentation/interview stage. It is expected that developer presentations/interviews will be held during the week of February 6, 2006. The City intends to request additional information before beginning negotiations with the selected developer/s including financial statements.



HAMPTON, VIRGINIA
COLISEUM CENTRAL
DISTRICT

HR CENTER NORTH

HR CENTER CENTRAL

SENTARA
CAREPLEX &
MEDICAL
CAMPUS

RIVERDALE PLAZA

COLISEUM MALL

CROSSROADS SITE

POWER PLANT

POWER PLANT PARKWAY

MERCURY PLAZA

RIVERSIDE
MEDICAL
COMPLEX

HU
CANCER
CENTER

HAMPTON
ROADS
CENTER
SOUTH

MERCURY BOULEVARD

ARMISTEAD AVENUE

COLISEUM DRIVE

MACRUDER BOULEVARD

10000 LANE

HAMPTON, VIRGINIA

19-Acre Mixed-Use Site

Embassy
Suites
Hotel

Hampton Roads
Convention Center

19-Acre
Mixed-Use Site

Bass Pro
Shops

H2O
Residential
Development

Hampton
Coliseum



Coliseum Central Master Plan Summary Adopted September 2004

In a commitment to the redevelopment of the City of Hampton, the City Council endorsed an initiative for the creation and adoption of six Master Plans in strategic areas of the City. The Coliseum Central Master Plan is the second Urban Design Associates plan in a series to be adopted by the City Council and encompasses the Coliseum Central Business Improvement District (CCBID) as well as the surrounding neighborhoods and natural environments. Nearly three square miles in size, CCBID is one of the largest business improvement districts in the nation. It is centrally located within the region at the crossroads of Interstate 64 and Interstate 664.

The success of this commercial district is critical to the City of Hampton. It has historically served as one of the major regional shopping districts for the Virginia Peninsula and generates a significant proportion of taxes for the City. Due to its aging infrastructure and lack of available land, the CCBID and the City of Hampton have developed and implemented strategic plans to strengthen this district. Many new positive improvements have taken place shaping the way for a metamorphosis from a commercial retail corridor to a regional retail and entertainment destination.

A number of public-private partnerships and the Coliseum Central Master Plan have served as the catalysts for the redevelopment of this district and the preservation of its tax base. Results are already evident, with 8.36% taxable sales increases in 2004 and the attraction of new development such as Bass Pro Shops; more than a dozen new restaurants; a full-service John Q. Hammons 295-room Embassy Suites Hotel and three new limited service hotels; the development and expansion of world-class medical facilities; over 900 proposed residential units; and, the proposed redevelopment of Coliseum Mall into a town center.

Due to the massive size and density of the CCBID, the Plan has been divided into strategic initiative areas. These six distinct initiative areas include valuable components to a successful and sustainable urban center such as:

- a retail core concentrated around the redeveloped Coliseum Mall site and The Power Plant of Hampton Roads.
- a visitor destination centered around the Hampton Coliseum and the new Hampton Roads Convention Center.
- an employment center situated around the Sentara medical complex.
- a residential component which provides for redevelopment of existing housing and new higher density, high-value housing opportunities.
- a park component which links the entire District through a series of greenways and blueways.

The Master Plan embraces principles of community livability and sustainable development by supporting a balance of mixed-use, higher density development, decreased automobile dependency, housing alternatives, recreational and entertainment opportunities, integrity of the natural environment, respect to the built environment and defining architectural features, and community identity. The Coliseum Central Master Plan is the recipient of the 2005 Virginia Chapter of the American Planning Association Outstanding Plan Award.

SIGNIFICANT INVESTMENTS IN COLISEUM CENTRAL/MAGRUDER BLVD CORRIDOR

APPROXIMATELY 2003—2008

	New Development	Redevelopment/ Renovation	Potential Development
<u>INFRASTRUCTURE</u>			
Interstate 64/Mercury Interchange	X		
Coliseum Drive to Armistead Avenue Connector & Armistead Avenue Improvements	X		
Hampton Roads Center Parkway to Hampton Roads Center South Business Park	X		
Hampton Roads Center Parkway North Business Park	X		
Commander Shepard Boulevard Extension	X		
Freeman Drive	X		
Coliseum Drive Streetscape	X		
Additional Parking for Convention Center—Phase 2	X		
Mercury I-64 Interchange Landscape	X		
<u>PARKS and PUBLIC PLACES</u>			
Newmarket Creek Park and Pathway	X		
<u>RETAIL/ MIXED-USE</u>			
Coliseum Mall		X	
Mercury Plaza		X	
Executive Crossing—East and West	X		
Magruder Crossing	X		
Coliseum Crossing		X	
The Power Plant of Hampton Roads Redevelopment of K-Mart		X	
Bass Pro	X		
Boardwalk Tenants	X		
Other Vacant Land	X		
Goodman Square at Coliseum Central		X	
Todd's Center		X	
Exxon Mobile		X	
7-Eleven		X	
19 Acre Mixed-Use Site—Coliseum Parking Lot			X
11 Acre Mixed-Use Crossroads Site— to be developed by The Cordish Company			X
Riverdale Shopping Center			X

SIGNIFICANT INVESTMENTS IN COLISEUM CENTRAL/MAGRUDER BLVD CORRIDOR

APPROXIMATELY 2003—2008

	New Development	Redevelopment/ Renovation	Potential Development
<u>TOURISM and HOSPITALITY</u>			
Hampton Roads Convention Center	X		
John Q. Hammons Embassy Suites Hotel	X		
SpringHill Suites Marriott (Power Plant Parkway)	X		
TBD Limited Service (Power Plant Parkway)	X		
Country Inn & Suites (Magruder Boulevard)	X		
TBD Limited Service (Coliseum Drive and Hampton Roads Center Parkway)	X		
Savannah Suites (Mercury Boulevard)	X		
Courtyard by Marriott		X	
Blue Bird Gap Farm—Major Tourist Attraction			X
Boo Williams Sports Complex			X
<u>RESIDENTIAL</u>			
H ₂ O	X		
Lake Ridge	X		
Oxford Trail	X		
<u>OFFICE</u>			
National Institute of Aerospace	X		
United States Air Force—Command and Control	X		
Peninsula Association of Realtors	X		
Community Services Board Office Complex	X		
Central Park	X		
<u>HEALTHCARE and MEDICAL SERVICES</u>			
Sentara CarePlex and Expansion	X		
Riverside Medical Complex	X		
Hampton University Proton Beam Cancer Facility	X		
<u>AUTOMOTIVE</u>			
Hampton Chevrolet		X	
Tysinger Motor Company	X		
Phillips Volvo		X	
Pomoco Nissan		X	